

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Recessed Meeting

October 28, 1954
2:00 P. M.

Council Chamber, City Hall

The meeting was called to order with Mayor McAden presiding.

Roll call:

Present: Councilmen Long, Pearson, Thompson, White, Mayor McAden
Absent: None

Present also: W. E. Seaholm, City Manager; W. T. Williams, Jr., City Attorney; T. B. Marshall, Tax Assessor and Collector.

The Mayor stated that the meeting was called for the purpose of considering the appeals of taxpayers from the action of the Board of Equalization for the year 1954; and the following persons then appeared and were heard:

TEXAS FEDERATION OF WOMENS CLUBS

MR. TRUEMAN E. O'QUINN and MR. CHAS. E. CRENSHAW represented the Texas Federation of Womens Clubs, 2312 San Gabriel. It was stated in the hearing that this group was a non-profit organization, operating at over \$4,000 loss each year; was exempt from State and County taxes by legislative act. The Attorneys felt the value of the property was too high. The Tax Assessor stated there was a 15% discount allowed for obsolescence in the building--one purpose building, etc. MRS. L. E. DUDLEY, President, Abilene, Texas; MRS. J. HOWARD HODGE, Midland, MRS. OLIN CULBERSON, Trustee, 5th District, and MISS RUTH H. HERRIGAN, Executive Director, were present. MR. O'QUINN stated an appraisal was being made and would be ready to submit to the Council very shortly. He stated Austin had encouraged headquarter buildings in Austin. The Council deferred action on this until 2:00 P.M., November 1, 1954.

DELWOOD CENTER, INC.

The hearing on the Delwood Center, Inc., Mr. Rogan B. Giles, 38th and East Avenue was reset for 2:00 P.M., November 1st.

MR. CHAS. N. ALLRED

Mr. Everett Looney represented Mr. Chas. N. Allred, Acreage on Fredericksburg Road, stating this was farm land, and was assessed as subdivision land. The Appraisers were present and explained the valuation as set; that it bordered on four roads. This acreage is outside the city limits, and the appeal made concerned the school tax. The matter was deferred until Monday, November 1st at 2:00 P.M.

HAZEL W. and HOWARD WRIGHT - 4808 Interregional Highway

Mr. Wright explained that his property was still being used as residential; that it had been ruined as residential property by the Highway; and that a baseball field was in the back of him and two of his neighbors, which further decreased the value of the property as residence. He believed the land should be valued at between \$1500 and \$1750. The Appraiser had checked the property, and found the value of \$30.00 a front foot was in line with all the rest. It was suggested that the Council consider the ball park location to see if the adjustment was too high on the residence and improvements. The land gets its value from its potential commercial use. The Council deferred action until November 1st at 2:00 P.M.

J. W. JOHNSON - 510 East 5th Street - Lot 4 & E 20' of Lot 3, Block 60

Parcel Number: 2-0604-0512

Use of property: Service Station, One family dwelling & Commercial Building

Values placed on property by Tax Dept:

1953 Values:

	Full	Assessed
Land	\$15,827	\$11,870
Imps	7,576	5,680
Total	\$23,403	\$17,550

1954 Values: (Original)

Land	\$44,641	\$33,480
Imps	4,103	3,080
Total	\$48,744	\$36,560

1954 Values: (Revised)

Land	\$32,706	\$24,530
Imps	4,103	3,080
Total	\$36,809	\$27,610

Difference: (1953 & Revised)

\$13,406	\$10,060
Increase	Increase

Taxes:	1953	1954
	\$528.26	\$502.50

Difference: \$25.76 Decrease

Value placed on property by Board of Equalization:
Same as revised Tax Dept. value for 1954.

Value placed on property by Taxpayer:
Taxpayer did not render this property.

Councilman Thompson moved that the valuation on the property located at 510 East 5th Street be left as recommended by the Tax Department. The motion, seconded by Councilman Pearson, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden
Noes: None

DR. A. A. BIEBEL - 700 Red River - Lot 4 & E 23' of Lot 3, Block 88

Parcel Number: 2-0604-0708
Use of property: Service Station

Values placed on property by Tax Dept:

1953 Values:

	Full	Assessed
Land	\$9,342	\$7,010
Imps	\$4,021	\$3,020
Total	<u>\$13,363</u>	<u>\$10,030</u>

1954 Values: (Original)

Land	\$47,133	\$35,350
Imps	5,501	4,130
Total	<u>\$52,634</u>	<u>\$39,480</u>

1954 Values: (1st Revision)

Land	\$45,966	\$34,470
Imps	5,501	4,130
Total	<u>\$51,467</u>	<u>\$38,600</u>

1954 Values: (2nd revision)

Land	\$30,479	\$22,860
Imps	5,501	4,130
Total	<u>\$35,980</u>	<u>\$26,990</u>

Difference: (1953 and 2nd revision)
\$22,617 increase \$26,960 increase

Taxes: 1953 1954
 \$301.90 \$491.22

Difference: \$189.32 increase

Value placed on property by Board of Equalization:
Same as 2nd revised Tax Dept. value for 1954

Value placed on property by Taxpayer:
Taxpayer did not render this property.

Councilman Long moved that the valuation on the property located at 700 Red River be left as recommended by the Tax Department. The motion, seconded by Councilman Thompson, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden
 Noes: None

MR. W. L. BLACK - 3200 Fairfax Walk and 710 East 19½ Street

MR. DAVID TISINGER appeared representing Mr. W. L. Black, in an appeal of valuation placed on his property at 3200 Fairfax Walk and 710 East 19½ Street. Councilman Thompson moved that this appeal be set for hearing at 2:00 P.M., November 1st. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Long, Pearson*, Thompson, White
 Noes: Mayor McAden

*Councilman Pearson voted for setting this for hearing on the assumption that the notice was misplaced.

There was a possibility of error in notifying Mr. Black of the results of the recheck.

H. P. HUNNICUTT - 405 West 12th Street - Lot 7 & W 13' of 6, Block 133

Parcel Number: 2-0801-0902
 Use of property: Residence

Values placed on property by Tax Dept:

1953 Values:

	Full	Assessed
Land	\$8,059	\$6,040
Imps	\$14,707	\$11,030
Total	\$22,766	\$17,070

1954 Values: (Original)

Land	\$12,813	\$9,610
Imps	\$22,625	\$16,970
Total	\$35,438	\$26,580

1954 Values: (Revised)

Land	\$10,250	\$7,690
Imps	\$13,712	\$10,280
Total	\$23,962	\$17,970

Difference: (1953 values & revised)

\$1,196 Increase \$900 Increase

Taxes:	1953	1954
	\$513.81	\$327.05

Difference: \$186.76 Decrease

Value placed on property by Board of Equalization:
Same as revised Tax Dept. Value for 1954

Value placed on property by Taxpayer:
Taxpayer did not render this property.

Councilman Pearson moved that the valuation of the property at 405 West 12th Street be left as submitted by the Tax Department. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden
Noes: None

WILLIAM P. HOLLOWAY - 1400 Block of East 5th Street

Parcel Number: 2-0406-1505

Description of property: Lot 7, Block 4, OL 4, Div A

Use of property: Factory

Values:

	<u>1953</u>		
	Full	Assessed	1953 Taxes
Land	\$1,823	\$1,370	
Imps	\$6,380	\$4,790	
Total	<u>\$8,203</u>	<u>\$6,160</u>	\$185.42
	<u>1954</u>		1954 Taxes
Land	\$4,302	\$3,230	
Imps	\$9,722	\$7,290	
Total	<u>\$14,024</u>	<u>\$10,520</u>	\$191.46
Difference:	\$5,821 Increase	\$4,360 Increase	\$6.04 Increase

Value placed on property by Board of Equalization:
Same as Tax Dept. for 1954.

Value placed on property by Tax payer:
Taxpayer did not render this property.

Parcel Number: 2-0406-1507

Description of property: Lot 9 & W 2' of Lot 8, Bl 4, OL 4, Div A

Use of property: Factory

Values:

	<u>1953</u>		
	Full	Assessed	1953 Taxes
Land	\$1,797	\$1,350	
Imps	\$12,954	\$9,720	
Total	<u>\$14,751</u>	<u>\$11,070</u>	\$333.21
	<u>1954</u>		1954 Taxes
Land	\$4,662	\$3,500	
Imps	\$9,474	\$7,110	
Total	<u>\$14,136</u>	<u>\$10,610</u>	\$193.10

Difference: \$615 Increase \$460 Decrease \$140.11 Decrease

Value placed on property by Board of Equalization:
Same as Tax Dept. for 1954.

Value placed on property by Taxpayer:
Taxpayer did not render this property.

Parcel Number: 2-0406-1506
Description of property: E 43' of Lot 8, BL 4, OL 4, Div A
Use of property: Vacant

Values

	<u>1953</u>	Assessed	1953 Taxes
Land	Full \$2,041	\$1,230	
Imps	-0-	-0-	
Total	<u>\$2,041</u>	<u>\$1,230</u>	\$37.02
	<u>1954</u>		1954 Taxes
Land	\$4,266	\$3,200	
Imps	-0-	-0-	
Total	<u>\$4,266</u>	<u>\$3,200</u>	\$58.24

Difference: \$2,225 Increase \$1,970 Increase \$21.22 Increase

Value placed on property by Board of Equalization:
Same as Tax Dept. for 1954.

Value placed on property by Taxpayer:
Taxpayer did not render this property.

Parcel Number: 2-0405-1805
Description of property: Lots 12 & 13, BL 13, OL 2, Div 0
Address of property: 1119 East 4th Street
Use of property: Ware house & Factory
Values placed on property by Tax Dept:

1953 Values:

	Full	Assessed
Land	\$2,084	\$1,560
Imps	9,139	6,850
Total	<u>11,223</u>	<u>8,410</u>

1954 Values: (Original)

Land	5,958	4,470
Imps	9,521	7,140
Total	<u>15,479</u>	<u>11,610</u>

1954 Values: (Revised)

Land	4,664	3,500
Imps	9,521	7,140
Total	<u>14,185</u>	<u>10,640</u>

Difference: (1953 & revised 1954)
\$2,962 Increase \$2,230 Increase

Taxes 1953 1954
\$253.14 \$193.65

Difference: \$59.49 Decrease

Value placed on property by Board of Equalization:

Same as revised tax Dept. value for 1954

Value placed on property by Taxpayer:

Taxpayer did not render this property.

Parcel Number: 2-0406-1508

Description of property: Lot 10 & E 29.05' of Lot 11, Block 4, OL4, Div A

Address of property: 1400 Block East 5th Street

Use of property: Factory

Values:

	1953 Full	Assessed	1953 Taxes
Land	\$3,211	\$2,410	
Imps	\$6,840	\$5,130	
Total	<u>\$10,051</u>	<u>\$7,540</u>	\$226.95
	1954		1954 Taxes
Land	\$7,341	\$5,510	
Imps	\$8,745	\$6,560	
Total	<u>\$16,086</u>	<u>\$12,070</u>	\$219.67

Difference: \$6,035 Increase \$4,530 Increase \$7.28 Decrease

Value placed on property by Board of Equalization:

Same as Tax Dept. for 1954

Value placed on property by Taxpayer:

Taxpayer did not render this property.

20% allowed on land for unusual elevation in rear and also for seepage.

Councilman Thompson moved that the Council adopt the adjustments made by the Tax Department (on the William P. Holloway property) and pass it as it is as recommended by the Tax Department for this high land in the back, etc. (Lot 10 & E. 29.05' of Lot 11, Blk. 4, OL 4, Div A). The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden

Noes: None

M. L. EILERS - 1900 Elton Lane - Lots 25, 26 & S. 41.5' of 27, Tarrytown Place

Parcel Number: 1-1504-0712

Use of Property: One family dwelling

Values placed on property by Tax Dept:

1953 Values:	Full	Assessed
Land	\$3,191	\$2,390
Imps	\$12,042	\$9,030
Total	<u>\$15,233</u>	<u>\$11,420</u>
1954 Values:		
Land	\$7,751	\$5,810
Imps	\$18,042	\$13,530
Total	<u>\$25,793</u>	<u>\$19,340</u>

Difference: \$10,560 Increase \$7,920 Increase

Taxes:	1953	1954
	\$343.74	\$351.99

Difference: \$8.25 Increase
 Value placed on Property by Board of Equalization:
 Same as Tax Dept. for 1954
 Value placed on Property by Taxpayer:
 Taxpayer did not render this property.
 He thought that a fair market value was \$20,000.

Councilman Thompson moved that the Council accept the valuation of the Tax Department on the property of M. L. Eilers, Lots 25, 26 & S. 41.5' of 27, Tarrytown Place, 1900 Elton Lane. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden
 Noes: None

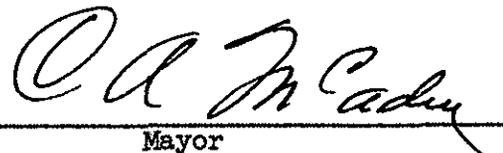
MRS. MATHILDA ASHLEY at 1005 West 33rd Street

The Council discussed the property of Mrs. Mathilda Ashley at 1005 West 33rd Street and deferred action on it until November 1, at 2:00 P.M.

There being no further business Councilman Long moved that the meeting adjourn. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen Long, Pearson, Thompson, White, Mayor McAden
 Noes: None

APPROVED


 Mayor

ATTEST:


 City Clerk